MC0055

HOSPITAL BUILDING NOTE

THE COST OF HOSPITAL BUILDINGS—Appendix E

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CITY OF WESTMINSTER

Hospital Building Note No. 2.

Appendix E

Ward Units

Hospital Building Note No. 4

The scales of accommodation and cost recommendations are applicable to acute medical and surgical wards for a general hospital.

Basic accommodation

(*a*) *Wards*
- (i) Single-bed wards
- (ii) Multiple bed wards or bays

(*b*) *Day space*
- (i) Day space including provision for dining

(*c*) *Treatment room*

(*d*) *Utility rooms*
- (i) Clean utility room
- (ii) Dirty utility room

(*e*) *Bathrooms*
- (i) Bathrooms
- (ii) Shower baths

(*f*) *Ablution facilities*

(*g*) *W.Cs.*

(*h*) *Sluice room(s)*

(*i*) *Test room(s)*

(*j*) *Sister's room*

(*k*) *Nurses' duty room or station(s)*

(*l*) *Nurses' lavatory and cloakroom*

(*m*) *Ward kitchen*

(*n*) *Linen bay(s)*

(*o*) *Store(s)*

(*p*) *Cleaners' room*

(*q*) *Trolley or chair bay*

(*r*) *Flower room(s) or bay(s)*

(*s*) *Sundry facilities*
Hoists, small service lifts and switch rooms which serve the ward unit(s)

(*t*) *Circulation space*

Necessary for the above accommodation.

Additional accommodation

(*a*) *Doctor's room*

(*b*) *Visitors' waiting space*
As distinct from the accommodation mentioned in (*c*) below

(*c*) *Accommodation for relatives of dangerously ill patients*

Circulation space For the purpose of the provisional cost limit the area occupied by internal circulation space and internal walls and partitions represents, on average, an addition of 35 per cent to the net floor area of basic and additional accommodation.

DEPARTMENTAL COST ALLOWANCES

1. Basic accommodation

Functional unit—a bed

For the first 30 beds in any scheme—
allow £53,500

For every additional bed after the first 30—
allow £1,300 per bed

2. Additional accommodation

Cost of additional accommodation—
allow £5 2s. 0d. per square foot.

Note: Engineering

The following engineering services are included in items (1) and (2) above and account for approximately 32-36 per cent of their total cost:

Space heating including supplementary heating for day rooms and single bed wards.

Mechanical ventilation in treatment rooms, simple extract ventilation in utility rooms and kitchens.

Hot, cold and drinking water.

Piped oxygen and vacuum for a proportion of the beds and in treatment rooms (see Building Note No. 4).

Lighting and power including lighting fittings, bedhead units; telephones, clocks, staff call, fire alarm systems; patients' call system; radio to bedhead units; television and radio aerial points in day rooms.

Instrument sterilizer, tea boiler, hot plate, grill and hot closet, fire fighting equipment, incinerators (if required).

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Notes and Cost Recommendations

1. *Basic and additional accommodation*

Details of the basic and examples of additional accommodation within each department have been included, for ease of reference, with the relevant cost recommendation. The accommodation within each department including areas and details of engineering services is dealt with in greater detail in the Building Notes dealing with individual departments.

The recommendations on the cost of hospital departments include provision for engineering costs within the department and for a normal proportion of preliminaries and contingencies.

2. *Additional engineering*

Some schemes may require extra engineering services beyond those which would normally be required for the accommodation of a particular department as defined in the cost recommendations. The cost of these items, for example, extensive installation for piped oxygen, i.e. beyond that indicated in building notes, are required to be shown as a separate item.

3. *Internal circulation (within departments)*

The percentages quoted for average circulation areas within departments include the area occupied by internal walls and partitions.

4. *Communications (between departments)*

The cost of communications should include corridors, staircases, crush halls and main waiting spaces; it should include builder's work required for any plant rooms in a multi-department building. This work would be shown under additional accommodation in a single department building. The cost of lift shafts in multi-department buildings should be included in communications. The cost of lift shafts should be allowed for in the internal circulation required for a single department building.

Because of the varying nature and extent of communications which may be found in multi-department buildings, it is not possible to give cost recommendations for them. At the provisional cost limit stage an allowance of 10 per cent of the total cost of departments is suggested when these spaces are required. At the final cost limit stage when sketch plans have been prepared the actual area of this accommodation should be measured and priced at a suitable rate per square foot.

5. *Lifts*

The recommendations for basic accommodation include provision for small service hoists when these are required for the sole use of the department. The engineering costs of passenger, goods and bed lifts is not included and this is to be calculated separately.

For the purpose of pricing the provisional cost limit the following engineering costs are suggested:

Type of lift	*Basic cost for two levels*	*Extra cost for each additional level*	
Passenger	£	£	
4 Persons	2,675	215	Up to and including 4 levels
7 Persons	4,280	345	Up to and including 6 levels
8 Persons	5,200	385	Up to and including 9 levels
Goods 2,240 lb. load	3,585	215	Up to and including 5 levels
Passenger/Goods 2,240 lb. load	3,870	360	
Bed 4,000 lb. load or 25 Persons	8,025	535	

Example

In an 8-storey block the allowance per bed lift would be:

	£
For the first two levels (ground and first floor)	8,025
For the remaining six levels (2nd, 3rd, 4th, 5th, 6th and 7th floors) 6 × £535	3,210
Total ...	£11,235

At the final cost limit stage when fuller details of the types, heights and capacities of the lifts should be known, the costs should be based on an engineer's estimate.

6. *Allowances for height*

The cost allowances for departmental accommodation cover the cost of providing accommodation in buildings not exceeding four storeys in height (i.e. above ground level).

When the project is for buildings of greater than four storeys above ground level the following additional allowances should be made at both the provisional and final cost limit stage:

5 storeys add 4%
6 storeys add 10%
7 storeys add 12½%
8 storeys add 15%
9 storeys add 17%
10 storeys add 18%
11 storeys add 19%
12 storeys add 20%

These allowances should be applied to all accommodation in higher blocks.

7. *External works*

(*a*) *Building*

The extent of building works should be assessed as early as possible in the preparation of a scheme. In the absence of information suggesting that heavy or abnormal costs will arise, a reasonable allowance for these works in the provisional cost limit stage would

be 5 per cent addition to the total cost of the buildings in the scheme.

At the final cost limit stage sufficient information should be available about actual site conditions and requirements to enable the cost of these works to be accurately estimated.

(*b*) *Engineering*

(i) *Supplies*

The cost of engineering supplies should be calculated up to the boundaries of each department.

The cost of distributing services within departments is allowed for in the departmental cost allowances.

The extent of the engineering supplies will vary because on one scheme these may consist of the connection of the internal services to nearby heating, hot and cold water, gas, etc., mains and electricity cables, but on another scheme there may be extensive site mains, cold water storage, calorifier plants and even main boiler plant alterations and an electricity substation.

It is suggested that a token figure of 5 per cent addition to the total cost of the buildings in the scheme is included for this item at the stage of the provisional cost limit unless available information suggests a different figure.

For the final cost limit the following points should be taken into account.

In the case of supplies within a multi-department building it is often difficult to define the point where a supply becomes part of the normal distribution within a department (e.g. in some cases the supply may pass completely through a department and continue onwards with connections to departmental services taken off at convenient points along its length).

In the case of multi-department buildings generally the proportions of the departmental cost allowances recommended for allocation to engineering services will be sufficient to cover the additional costs of supplies from the point of entry into the building to individual departments, but where unduly long mains and cables are necessary within a building to serve individual departments, a further sum should be shown separately to cover the work in addition to the estimated cost of the supplies up to the building for the final cost limit. Similarly special items such as calorifier plants should again be shown separately at both stages.

(ii) *Other engineering works*

This should include other items not mentioned above such as street lighting, illuminated signs and fire hydrants: if required a token figure should be inserted at the stage of the provisional cost limit and the works accurately estimated for the final cost limit.

Hospital Building Note No. 2.

Appendix E

Ward Units

Hospital Building Note No. 4

The scales of accommodation and cost recommendations are applicable to acute medical and surgical wards for a general hospital.

Basic accommodation

(*a*) *Wards*
- (i) Single-bed wards
- (ii) Multiple bed wards or bays

(*b*) *Day space*
- (i) Day space including provision for dining

(*c*) *Treatment room*

(*d*) *Utility rooms*
- (i) Clean utility room
- (ii) Dirty utility room

(*e*) *Bathrooms*
- (i) Bathrooms
- (ii) Shower baths

(*f*) *Ablution facilities*

(*g*) *W.Cs.*

(*h*) *Sluice room(s)*

(*i*) *Test room(s)*

(*j*) *Sister's room*

(*k*) *Nurses' duty room or station(s)*

(*l*) *Nurses' lavatory and cloakroom*

(*m*) *Ward kitchen*

(*n*) *Linen bay(s)*

(*o*) *Store(s)*

(*p*) *Cleaners' room*

(*q*) *Trolley or chair bay*

(*r*) *Flower room(s) or bay(s)*

(*s*) *Sundry facilities*
Hoists, small service lifts and switch rooms which serve the ward unit(s)

(*t*) *Circulation space*

Necessary for the above accommodation.

Additional accommodation

(*a*) *Doctor's room*

(*b*) *Visitors' waiting space*
As distinct from the accommodation mentioned in (*c*) below

(*c*) *Accommodation for relatives of dangerously ill patients*

Circulation space For the purpose of the provisional cost limit the area occupied by internal circulation space and internal walls and partitions represents, on average, an addition of 35 per cent to the net floor area of basic and additional accommodation.

DEPARTMENTAL COST ALLOWANCES

1. Basic accommodation

Functional unit—a bed

For the first 30 beds in any scheme—
allow £53,500

For every additional bed after the first 30—
allow £1,300 per bed

2. Additional accommodation

Cost of additional accommodation—
allow £5 2s. 0d. per square foot.

Note: Engineering

The following engineering services are included in items (1) and (2) above and account for approximately 32-36 per cent of their total cost:

Space heating including supplementary heating for day rooms and single bed wards.

Mechanical ventilation in treatment rooms, simple extract ventilation in utility rooms and kitchens.

Hot, cold and drinking water.

Piped oxygen and vacuum for a proportion of the beds and in treatment rooms (see Building Note No. 4).

Lighting and power including lighting fittings, bedhead units; telephones, clocks, staff call, fire alarm systems; patients' call system; radio to bedhead units; television and radio aerial points in day rooms.

Instrument sterilizer, tea boiler, hot plate, grill and hot closet, fire fighting equipment, incinerators (if required).

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Hospital Building Note No. 2

Appendix E

Physiotherapy Department

Hospital Building Note No. 8

The scales of accommodation and cost recommendations are applicable to general hospitals.

Basic accommodation

(*a*) *Waiting area*

(i) Waiting-room or bay

(ii) Patients' lavatories

(*b*) *Passive treatment area*

(i) Treatment cubicles

(ii) Preparation bay

(*c*) *Changing rooms*

(*d*) *Active treatment area*

(i) Gymnasium

(*e*) *Staff*

(i) Staff room

(ii) Staff cloakroom and lavatories

(*f*) *Offices*

(i) Reception office and records

(ii) Superintendent physiotherapist

(*g*) *Storage*

(i) Linen

(ii) Cleaners' room

(iii) Parking for wheel-chairs

(iv) Gymnasium equipment

(v) Apparatus for passive individual treatment

(*h*) *Circulation space*

Necessary for the above accommodation

Additional accommodation

(*a*) *Hydrotherapy pool and ancillary rooms (see Note (b) below)*

(*b*) *Consulting room(s)*

(*c*) *Apparatus gymnasium*

Circulation space For the purpose of the provisional cost limit the area occupied by internal circulation space and internal walls and partitions represents, on average, an addition of 27 per cent to the net floor area of the basic and additional accommodation.

DEPARTMENTAL COST ALLOWANCES

1. Basic accommodation

Functional unit—individual treatment unit.

The formula is expressed in terms of individual treatment units (I.T.U.); each treatment cubicle is assumed to deal with an average of 40 individual patient treatments per week (say 2,000 I.T.U.s per annum). The cost recommendations cover the range of 16,000-42,000 I.T.U. per annum.

For the first 16,000 I.T.U. per annum—allow £21,000.

For each additional 2,000 I.T.U. per annum—allow £700.

Note: The recommendations allow for the provision of a small gymnasium (24′ 0″×48′ 0″×15′ 0″ high). If a larger gymnasium (30′ 0″×60′ 0″×18′ 0″ high) is required the sum of £4,700 should be added to the figure obtained from the above formula.

2. Additional accommodation

Cost of additional accommodation—allow £4 14s. 0d. per square foot. (See Note (*b*) below.)

Note: (*a*) *Engineering*

The following engineering services are included in items (1) and (2) above and account for approximately 19-21 per cent of their total cost:

Space heating throughout and ventilation of treatment areas and gymnasium.

Hot, cold and drinking water.

Lighting and fittings and small power installation for diathermy, ultra-violet ray treatment, etc., and domestic use, patients' call and fire alarm system; staff call system and telephones as part of the hospital services, clocks.

Fire fighting equipment.

(*b*) The allowance for additional accommodation does not include the provision of a hydrotherapy pool and its ancillaries. This accommodation will be the subject of a separate cost recommendation.

Hospital Building Note No. 2. **Appendix E**

Diagnostic X-Ray Department

Hospital Building Note No. 6

The scales of accommodation and cost recommendations are applicable to general hospitals. The cost recommendations are equally applicable whether processing of films is carried out by hand or by an automatic processing unit.

Basic accommodation

(*a*) *Reception and administration*

(i) Office, reception and filing room(s)
(ii) Patients' waiting space or waiting room
(iii) Patients' lavatories
(iv) Bed and trolley space

(*b*) *Changing, preparation, etc.*

(i) Dressing cubicles
(ii) Kitchen
(iii) Lavage (or sluice)
(iv) W.Cs. for barium and enema patients
(v) Patients' recovery room
(vi) Clean utility room
(vii) Dirty utility room

(*c*) *Radiodiagnostic rooms*

(*d*) *Film processing; viewing, etc.*

(i) Dark room
(ii) Wet viewing
(iii) Sorting space

(*e*) *Radiologists, technicians and other staff*

(i) Reporting room(s)
(ii) Superintendent radiographer's office
(iii) Cloakrooms and lavatories
(iv) Staff room for technical staff
(v) Cleaners' room

(*f*) *Storage*

(i) General storage
(ii) Linen
(iii) Film store
(iv) Chemicals store
(v) Mobile X-ray store

(*g*) *Circulation space*—necessary for the above accommodation

Variations to the above basic accommodation where an automatic processing unit is installed—instead of the above items (d)(i), (d)(ii) and (d)(iii) the following will be required:

(*d*) *Film processing, viewing, etc.*

(i) Dark room for automatic processing unit
(ii) Viewing room and film sorting

Additional accommodation

(*a*) *Waiting and reception area; offices, etc.*

(i) Porters' room
(ii) *Sister's office*

(*b*) *Film processing, etc.*

(i) Workroom
(ii) Developer mixing room

(*c*) *Radiologists, technicians and other staff*

(i) Reporting rooms for consultants and registrars
(ii) Demonstration room
(iii) Common rooms

(*d*) *Facilities for operative radiography*

Circulation space For the purpose of the provisional cost limit the area occupied by internal circulation space and internal partitions represents, on average, an addition of 35 per cent to the net floor area of the basic and additional accommodation.

DEPARTMENTAL COST ALLOWANCES

1. Basic accommodation

Functional unit—a radiodiagnostic room.

The formula is expressed in terms of the radiodiagnostic rooms included in the department.

For the first 2 radiodiagnostic rooms—
allow £21,000.

For every additional radiodiagnostic room—
allow £5,750.

2. Additional accommodation

Cost of additional accommodation—
allow £4 16s. 0d. per square foot.

Note: Engineering

The following engineering services are included in items (1) and (2) above and account for approximately 23-27 per cent of their total cost:

Space heating throughout.

Extract ventilation of radiodiagnostic rooms and dark rooms.

Hot, cold and drinking water.

Lighting and power including lighting fittings; telephones, clocks, staff call and fire alarm systems.

Fire fighting equipment.

(Automatic film processing units and portable equipment in dark rooms, X-ray machines and apparatus are EXCLUDED.)

Hospital Building Note No. 2.

Appendix E

Short-Stay Psychiatric Unit

Hospital Building Note No. 5

The scales of accommodation and cost recommendations are applicable to general hospitals.

Basic accommodation

(*a*) *Reception*
- (i) Entrance hall
- (ii) Waiting room
- (iii) Office

(*b*) *Consulting rooms*

(*c*) *Psychiatric social worker's room*

(*d*) *Day accommodation*
- (i) Day rooms
- (ii) Dining-room
- (iii) Common room

(*e*) *Wards*
- (i) Single bed wards
- (ii) Multiple bed wards or bays

(*f*) *Dirty utility room*

(*g*) *Sluice room*

(*h*) *Bathrooms*

(*i*) *Sanitary facilities*
- (i) Lavatory basins
- (ii) Hair washing
- (iii) W.Cs.

(*j*) *Drying room or bay*

(*k*) *Patients' utility room*

(*l*) *Sister's room*

(*m*) *Nurses' station*

(*n*) *Nurses' lavatory and cloakroom*

(*o*) *Ward kitchen*

(*p*) *Clinical room*

(*q*) *Doctor's room*

(*r*) *Linen room*

(*s*) *Stores*

(*t*) *Cleaners' room*

(*u*) *Trolley or chair bay*

(*v*) *Flower room(s) or bay(s)*

(*w*) *Treatment centre* (if required)
- (i) Patients' waiting room
- (ii) Patients' lavatories
- (iii) Undressing cubicles
- (iv) Ante room to E.C.T. room
- (v) E.C.T. treatment room
- (vi) Recovery room
- (vii) Clinical and duty room
- (viii) Consulting rooms
- (ix) Cleaners' room
- (x) Staff lavatories
- (xi) Sink room
- (xii) Stores

(*x*) *Sundry facilities*

(*y*) *Circulation space*

Necessary for the above accommodation.

Additional accommodation

(*a*) *Consulting rooms*

(*b*) *Special facilities*
- (i) For male and female patients
- (ii) For day patients

(*c*) *Occupational therapy*

Circulation space For the purposes of the provisional cost limit the area occupied by internal circulation space and internal walls and partitions represents, on average, an addition of 33 per cent of the net floor area of the basic and additional accommodation.

DEPARTMENTAL COST ALLOWANCES

1. Basic accommodation

Functional unit—a bed.

For the first 30 beds—
allow £50,000.

For every additional bed after the first 30—
allow £1,050.

For treatment centre (if required)—
allow £15,000.

2. Additional accommodation

Cost of additional accommodation—
allow £4 16s. 0d. per square foot.

Note: Engineering

The following services are included in items (1) and (2) above and account for approximately 23-25 per cent of their total cost:

Space heating.

Hot, cold and drinking water.

Lighting and power including lighting fittings and lamps; telephones, clocks, staff and patients' call and fire alarm systems; television and radio aerial points in day rooms.

Fire fighting equipment.

Hospital Building Note No. 2.

Appendix E

Dining Rooms

Hospital Building Note No. 11

The scales of accommodation and cost recommendations are applicable to all types of hospital.

Basic accommodation

(*a*) *Dining area*

(i) Entrance lobby
(ii) Dining-room
(iii) Coffee room

(*b*) *Servery area*

(i) Servery
(ii) Wash-up
(iii) Pantry and food store

(*c*) *Cleaners' room*

(*d*) *Circulation space* necessary for the above accommodation

Additional accommodation

(*a*) *Entrance*

(i) Entrance hall
(ii) Cloakroom

(*b*) *Furniture store*

(*c*) *Linen store*

(*d*) *Sandwich room*

(*e*) *Supervisor's office*

(*f*) *Changing rooms and lavatories for dining-room staff*

Circulation space For the purpose of the provisional cost limit the area occupied by internal circulation space and internal walls and partitions represents, on average, an addition of 15 per cent to the net floor area of the basic and additional accommodation.

DEPARTMENTAL COST ALLOWANCES

1. Basic accommodation

Functional unit—a meal, in accordance with the definition of meals below:

Meals for this purpose are the maximum number of mid-day meals required for staff, excluding staff on night duty and making allowance for a proportion of staff being on leave or off duty:

For the first 125 meals—
allow £7,700

For every additional meal—
allow £36 10s. 0d.

2. Additional accommodation

Cost of additional accommodation—
allow £5 2s. 0d. per square foot.

Note: Engineering

The following engineering services are included in items (1) and (2) above and account for approximately 29-35 per cent of the total cost of basic accommodation, and approximately 17 per cent of the total cost of additional accommodation:

Space heating and ventilation; steam and condense; gas.

Hot, cold and drinking water.

Lighting, power including fittings, clocks and fire alarm system.

Equipment comprising service counter, grill and toaster, tea and coffee set, refrigerator and dish-washing machine; fire fighting equipment.

Hospital Building Note No. 2.

Appendix E

Kitchens

Hospital Building Note No. 10

The scales of accommodation and cost recommendations are applicable to all types of hospital.

Basic accommodation

(*a*) *Kitchen stores*
- (i) Meat/Fish cold store
- (ii) Vegetable store
- (iii) Day-to-day store
- (iv) Larder or cooling room
- (v) Kitchen cold room
- (vi) Equipment store
- (vii) Diet store
- (viii) Cleaners' room

(*b*) *Preparation areas*
- (i) Meat and fish preparation
- (ii) Pastry and sweet preparation
- (iii) Vegetable preparation
- (iv) Diet preparation

(*c*) *Cooking and service area*

(*d*) *Food trolleys*
- (i) Trolley park
- (ii) Trolley and container wash

(*e*) *Pan wash*

(*f*) *Staff accommodation*
- (i) Catering officer's office
- (ii) Dietitian's office
- (iii) Changing rooms
- (iv) Lavatories
- (v) Staff rest room

(*g*) *Refuse and swill disposal*
- (i) Bins
- (ii) Empties

(*h*) *Circulation space*—necessary for the above accommodation

Additional accommodation

(*a*) *Kitchen*
- (i) Catering clerk's office
- (ii) Chef's office
- (iii) Changing rooms and lavatories for dining-room staff

(*b*) *Bulk food stores*
- (i) Reception
- (ii) Dry goods and issue store
- (iii) Bread store
- (iv) Milk store and dairy
- (v) Butchers' shop and cold rooms

(*c*) *Central wash-up for patients' dishes*

Circulation space For the purpose of the provisional cost limit the area occupied by internal circulation space and internal walls and partitions represents, on average, an addition of 15 per cent to the net floor area of the basic and additional accommodation.

DEPARTMENTAL COST ALLOWANCES

1. Basic accommodation

Functional unit—a meal, in accordance with the definition of meals below:

Meals for this purpose are the maximum number of mid-day meals required for patients and staff, excluding staff on night duty and making allowance for a proportion of staff being on leave or off duty.

For the first 300 meals—
allow £22,500

For every additional meal—
allow £29

2. Additional accommodation

Cost of additional accommodation—

allow £5 7s. 0d. per square foot; except for the following:

Milk store and dairy—
allow £8 per square foot;

Butchers' cold room—
allow £21 7s. 6d. per square foot.

Note: Engineering

The following engineering services are included in items (1) and (2) above and account for approximately 44-53 per cent of the total cost of basic and 30-32 per cent of the total cost of additional accommodation:

Space heating and ventilation; steam and condense; gas.

Hot, cold and drinking water.

Lighting, power, clocks, telephones and fire alarm system.

Kitchen equipment as in tables (1) and (1(*a*)) of Building Note No. 10 (including cold rooms for kitchen use and deep freeze based on 0.05 cu. ft. per main meal) and fire fighting equipment.

Hospital Building Note No. 2

Appendix E

Physiotherapy Department

Hospital Building Note No. 8

The scales of accommodation and cost recommendations are applicable to general hospitals.

Basic accommodation

(*a*) *Waiting area*
- (i) Waiting-room or bay
- (ii) Patients' lavatories

(*b*) *Passive treatment area*
- (i) Treatment cubicles
- (ii) Preparation bay

(*c*) *Changing rooms*

(*d*) *Active treatment area*
- (i) Gymnasium

(*e*) *Staff*
- (i) Staff room
- (ii) Staff cloakroom and lavatories

(*f*) *Offices*
- (i) Reception office and records
- (ii) Superintendent physiotherapist

(*g*) *Storage*
- (i) Linen
- (ii) Cleaners' room
- (iii) Parking for wheel-chairs
- (iv) Gymnasium equipment
- (v) Apparatus for passive individual treatment

(*h*) *Circulation space*

Necessary for the above accommodation

Additional accommodation

(*a*) *Hydrotherapy pool and ancillary rooms (see Note (b) below)*

(*b*) *Consulting room(s)*

(*c*) *Apparatus gymnasium*

Circulation space For the purpose of the provisional cost limit the area occupied by internal circulation space and internal walls and partitions represents, on average, an addition of 27 per cent to the net floor area of the basic and additional accommodation.

DEPARTMENTAL COST ALLOWANCES

1. Basic accommodation

Functional unit—individual treatment unit.

The formula is expressed in terms of individual treatment units (I.T.U.); each treatment cubicle is assumed to deal with an average of 40 individual patient treatments per week (say 2,000 I.T.U.s per annum). The cost recommendations cover the range of 16,000-42,000 I.T.U. per annum.

For the first 16,000 I.T.U. per annum—allow £21,000.

For each additional 2,000 I.T.U. per annum—allow £700.

Note: The recommendations allow for the provision of a small gymnasium (24′ 0″×48′ 0″×15′ 0″ high). If a larger gymnasium (30′ 0″×60′ 0″×18′ 0″ high) is required the sum of £4,700 should be added to the figure obtained from the above formula.

2. Additional accommodation

Cost of additional accommodation—allow £4 14s. 0d. per square foot. (See Note (*b*) below.)

Note: (*a*) *Engineering*

The following engineering services are included in items (1) and (2) above and account for approximately 19-21 per cent of their total cost:

Space heating throughout and ventilation of treatment areas and gymnasium.

Hot, cold and drinking water.

Lighting and fittings and small power installation for diathermy, ultra-violet ray treatment, etc., and domestic use, patients' call and fire alarm system; staff call system and telephones as part of the hospital services, clocks.

Fire fighting equipment.

(*b*) The allowance for additional accommodation does not include the provision of a hydrotherapy pool and its ancillaries. This accommodation will be the subject of a separate cost recommendation.

Hospital Building Note No. 2

Appendix E

Accommodation for Nursing Staff

Hospital Building Note No. 7

The scales of accommodation and cost recommendations are applicable to all types of hospital.

Basic accommodation

(*a*) *Entrance hall*

(*b*) *Bed-sitting rooms*

(*c*) *Baths and w.cs.*

(*d*) *Hair washing cubicles*

(*e*) *Utility room*

(*f*) *Kitchen for sisters and staff nurses*

or

Tea pantry for students

(*g*) *Boxroom*

(*h*) *Cleaners' room*

(*i*) *Common rooms*

(*j*) *Linen room*

(*k*) *Laundry reception room*

(*l*) *Cloakroom*

(*m*) *Office for home sister*

(*n*) *Circulation space necessary for the above accommodation*

Additional accommodation

(*a*) *Doctor's consulting room*

(*b*) *Sick bay*

(*c*) *Bicycle store* (see Note (*c*) below)

(*d*) *House or flat for matron*

(*e*) *Flats for deputy matrons, assistant matrons and other senior staff*

DEPARTMENTAL COST ALLOWANCES

1. Basic accommodation

Functional unit—accommodation for one student

Accommodation for a staff nurse should be assessed as 1⅙ units.

Accommodation for a sister should be assessed as 1⅓ units.

For the first 12 units—allow £15,000.

For each additional unit after the first 12 units—allow £900 per unit.

2. Additional accommodation

Cost of additional accommodation—

allow £4 5s. 0d. per square foot.
(See Note (*c*) below.)

Note: (*a*) *Engineering*

The following engineering services are included in items (1) and (2) above and account for approximately 18 per cent of their total cost:

Space heating, including background heating in bedrooms and common rooms with supplementary electric or gas heaters.

Hot, cold and drinking water.

Lighting and power including lighting fittings; telephone, clock and fire alarm systems; television and radio aerial points in common rooms (excluding sets).

Fire fighting equipment and small equipment to give facilities for cooking.

(External services, boilers, calorifiers, tanks, lifts and hoists are EXCLUDED.)

(*b*) The number of units for which accommodation is to be provided at one time should be added together so that the cost allowance is based on the total and not calculated separately for each building.

(*c*) The bicycle store listed under "additional accommodation" in Building Note No. 7 should, for costing purposes, be treated as "auxiliary building" (see Section III of Building Note No. 2).

Hospital Building Note No. 2. **Appendix E**

Diagnostic X-Ray Department

Hospital Building Note No. 6

The scales of accommodation and cost recommendations are applicable to general hospitals. The cost recommendations are equally applicable whether processing of films is carried out by hand or by an automatic processing unit.

Basic accommodation

(*a*) *Reception and administration*

(i) Office, reception and filing room(s)
(ii) Patients' waiting space or waiting room
(iii) Patients' lavatories
(iv) Bed and trolley space

(*b*) *Changing, preparation, etc.*

(i) Dressing cubicles
(ii) Kitchen
(iii) Lavage (or sluice)
(iv) W.Cs. for barium and enema patients
(v) Patients' recovery room
(vi) Clean utility room
(vii) Dirty utility room

(*c*) *Radiodiagnostic rooms*

(*d*) *Film processing; viewing, etc.*

(i) Dark room (or processing room)
(ii) Wet viewing room
(iii) Sorting space

(*e*) *Radiologists, technicians and other staff*

(i) Reporting room(s)
(ii) Superintendent radiographer's office
(iii) Cloakrooms and lavatories
(iv) Staff room for technical staff
(v) Cleaners' room

(*f*) *Storage*

(i) General storage
(ii) Linen
(iii) Film store
(iv) Chemicals store
(v) Mobile X-ray store

(*g*) *Circulation space*—necessary for the above accommodation

Variations to the above basic accommodation where an automatic processing unit is installed—instead of the above items (d)(i), (d)(ii) and (d)(iii) the following will be required:

(*d*) *Film processing, viewing, etc.*

(i) Dark room for automatic processing unit
(ii) Viewing room and film sorting

Additional accommodation

(*a*) *Waiting and reception area; offices, etc.*

(i) Porters' room
(ii) *Sister's office*

(*b*) *Film processing, etc.*

(i) Workroom
(ii) Developer mixing room

(*c*) *Radiologists, technicians and other staff*

(i) Reporting room(s) for consultants and registrars
(ii) Demonstration room
(iii) Common rooms

(*d*) *Facilities for operative radiography*

Circulation space For the purpose of the provisional cost limit the area occupied by internal circulation space and internal partitions represents, on average, an addition of 35 per cent to the net floor area of the basic and additional accommodation.

DEPARTMENTAL COST ALLOWANCES

1. Basic accommodation

Functional unit—a radiodiagnostic room.

The formula is expressed in terms of the radiodiagnostic rooms included in the department.

For the first 2 radiodiagnostic rooms—
allow £21,000.

For every additional radiodiagnostic room—
allow £5,750.

2. Additional accommodation

Cost of additional accommodation—
allow £4 16s. 0d. per square foot.

Note: Engineering

The following engineering services are included in items (1) and (2) above and account for approximately 23-27 per cent of their total cost:

Space heating throughout.

Extract ventilation of radiodiagnostic rooms and dark rooms.

Hot, cold and drinking water.

Lighting and power including lighting fittings; telephones, clocks, staff call and fire alarm systems.

Fire fighting equipment.

(Automatic film processing units and portable equipment in dark rooms, X-ray machines and apparatus are EXCLUDED.)

Hospital Building Note No. 2.

Appendix E

Short-Stay Psychiatric Unit

Hospital Building Note No. 5

The scales of accommodation and cost recommendations are applicable to general hospitals.

Basic accommodation

(*a*) *Reception*
- (i) Entrance hall
- (ii) Waiting room
- (iii) Office

(*b*) *Consulting rooms*

(*c*) *Psychiatric social worker's room*

(*d*) *Day accommodation*
- (i) Day rooms
- (ii) Dining-room
- (iii) Common room

(*e*) *Wards*
- (i) Single bed wards
- (ii) Multiple bed wards or bays

(*f*) *Dirty utility room*

(*g*) *Sluice room*

(*h*) *Bathrooms*

(*i*) *Sanitary facilities*
- (i) Lavatory basins
- (ii) Hair washing
- (iii) W.Cs.

(*j*) *Drying room or bay*

(*k*) *Patients' utility room*

(*l*) *Sister's room*

(*m*) *Nurses' station*

(*n*) *Nurses' lavatory and cloakroom*

(*o*) *Ward kitchen*

(*p*) *Clinical room*

(*q*) *Doctor's room*

(*r*) *Linen room*

(*s*) *Stores*

(*t*) *Cleaners' room*

(*u*) *Trolley or chair bay*

(*v*) *Flower room(s) or bay(s)*

(*w*) *Treatment centre* (if required)
- (i) Patients' waiting room
- (ii) Patients' lavatories
- (iii) Undressing cubicles
- (iv) Ante room to E.C.T. room
- (v) E.C.T. treatment room
- (vi) Recovery room
- (vii) Clinical and duty room
- (viii) Consulting rooms
- (ix) Cleaners' room
- (x) Staff lavatories
- (xi) Sink room
- (xii) Stores

(*x*) *Sundry facilities*

(*y*) *Circulation space*

Necessary for the above accommodation.

Additional accommodation

(*a*) *Consulting rooms*

(*b*) *Special facilities*
- (i) For male and female patients
- (ii) For day patients

(*c*) *Occupational therapy*

Circulation space For the purposes of the provisional cost limit the area occupied by internal circulation space and internal walls and partitions represents, on average, an addition of 33 per cent of the net floor area of the basic and additional accommodation.

DEPARTMENTAL COST ALLOWANCES

1. Basic accommodation

Functional unit—a bed.

For the first 30 beds—
allow £50,000.

For every additional bed after the first 30—
allow £1,050.

For treatment centre (if required)—
allow £15,000.

2. Additional accommodation

Cost of additional accommodation—
allow £4 16s. 0d. per square foot.

Note: Engineering

The following services are included in items (1) and (2) above and account for approximately 23-25 per cent of their total cost:

Space heating.

Hot, cold and drinking water.

Lighting and power including lighting fittings and lamps; telephones, clocks, staff and patients' call and fire alarm systems; television and radio aerial points in day rooms.

Fire fighting equipment.

Accommodation for Nursing Staff

Hospital Building Note No. 7

The scales of accommodation and cost recommendations are applicable to all types of hospital.

Basic accommodation

(*a*) *Entrance hall*
(*b*) *Bed-sitting rooms*
(*c*) *Baths and w.cs.*
(*d*) *Hair washing cubicles*
(*e*) *Utility room*
(*f*) *Kitchen for sisters and staff nurses*
or
Tea pantry for students
(*g*) *Boxroom*
(*h*) *Cleaners' room*
(*i*) *Common rooms*
(*j*) *Linen room*
(*k*) *Laundry reception room*
(*l*) *Cloakroom*
(*m*) *Office for home sister*
(*n*) *Circulation space necessary for the above accommodation*

Additional accommodation

(*a*) *Doctor's consulting room*
(*b*) *Sick bay*
(*c*) *Bicycle store* (see Note (*c*) below)
(*d*) *House or flat for matron*
(*e*) *Flats for deputy matrons, assistant matrons and other senior staff*

DEPARTMENTAL COST ALLOWANCES

1. Basic accommodation

Functional unit—accommodation for one student

Accommodation for a staff nurse should be assessed as $1\frac{1}{6}$ units.

Accommodation for a sister should be assessed as $1\frac{1}{3}$ units.

For the first 12 units—allow £15,000.

For each additional unit after the first 12 units—allow £900 per unit.

2. Additional accommodation

Cost of additional accommodation—
allow £4 5s. 0d. per square foot.
(See Note (*c*) below.)

Note: (*a*) *Engineering*

The following engineering services are included in items (1) and (2) above and account for approximately 18 per cent of their total cost:

Space heating, including background heating in bedrooms and common rooms with supplementary electric or gas heaters.

Hot, cold and drinking water.

Lighting and power including lighting fittings; telephone, clock and fire alarm systems; television and radio aerial points in common rooms (excluding sets).

Fire fighting equipment and small equipment to give facilities for cooking.

(External services, boilers, calorifiers, tanks, lifts and hoists are EXCLUDED.)

(*b*) The number of units for which accommodation is to be provided at one time should be added together so that the cost allowance is based on the total and not calculated separately for each building.

(*c*) The bicycle store listed under "additional accommodation" in Building Note No. 7 should, for costing purposes, be treated as "auxiliary building" (see Section III of Building Note No. 2).

Hospital Building Note No. 2.

Appendix E

Kitchens

Hospital Building Note No. 10

The scales of accommodation and cost recommendations are applicable to all types of hospital.

Basic accommodation

(*a*) *Kitchen stores*
- (i) Meat/Fish cold store
- (ii) Vegetable store
- (iii) Day-to-day store
- (iv) Larder or cooling room
- (v) Kitchen cold room
- (vi) Equipment store
- (vii) Diet store
- (viii) Cleaners' room

(*b*) *Preparation areas*
- (i) Meat and fish preparation
- (ii) Pastry and sweet preparation
- (iii) Vegetable preparation
- (iv) Diet preparation

(*c*) *Cooking and service area*

(*d*) *Food trolleys*
- (i) Trolley park
- (ii) Trolley and container wash

(*e*) *Pan wash*

(*f*) *Staff accommodation*
- (i) Catering officer's office
- (ii) Dietitian's office
- (iii) Changing rooms
- (iv) Lavatories
- (v) Staff rest room

(*g*) *Refuse and swill disposal*
- (i) Bins
- (ii) Empties

(*h*) *Circulation space*—necessary for the above accommodation

Additional accommodation

(*a*) *Kitchen*
- (i) Catering clerk's office
- (ii) Chef's office
- (iii) Changing rooms and lavatories for dining-room staff

(*b*) *Bulk food stores*
- (i) Reception
- (ii) Dry goods and issue store
- (iii) Bread store
- (iv) Milk store and dairy
- (v) Butchers' shop and cold rooms

(*c*) *Central wash-up for patients' dishes*

Circulation space For the purpose of the provisional cost limit the area occupied by internal circulation space and internal walls and partitions represents, on average, an addition of 15 per cent to the net floor area of the basic and additional accommodation.

DEPARTMENTAL COST ALLOWANCES

1. Basic accommodation

Functional unit—a meal

For the first 300 meals—
allow £22,500

For every additional meal—
allow £29

2. Additional accommodation

Cost of additional accommodation—

allow £5 7s. 0d. per square foot; except for the following:

Milk store and dairy—
allow £8 per square foot;

Butchers' cold room—
allow £21 7s. 6d. per square foot.

Note: Engineering

The following engineering services are included in items (1) and (2) above and account for approximately 44-53 per cent of the total cost of basic and 30-32 per cent of the total cost of additional accommodation:

Space heating and ventilation; steam and condense; gas.

Hot, cold and drinking water.

Lighting, power, clocks, telephones and fire alarm system.

Kitchen equipment as in tables (1) and (1(*a*)) of Building Note No. 10 (including cold rooms for kitchen use and deep freeze based on 0.05 cu. ft. per main meal) and fire fighting equipment.

Hospital Building Note No. 2.

Appendix E

Dining Rooms

Hospital Building Note No. 11

The scales of accommodation and cost recommendations are applicable to all types of hospital.

Basic accommodation

(*a*) *Dining area*

(i) Entrance lobby
(ii) Dining-room
(iii) Coffee room

(*b*) *Servery area*

(i) Servery
(ii) Wash-up
(iii) Pantry and food store

(*c*) *Cleaners' room*

(*d*) *Circulation space* necessary for the above accommodation

Additional accommodation

(*a*) *Entrance*

(i) Entrance hall
(ii) Cloakroom

(*b*) *Furniture store*

(*c*) *Linen store*

(*d*) *Sandwich room*

(*e*) *Supervisor's office*

(*f*) *Changing rooms and lavatories for dining-room staff*

Circulation space For the purpose of the provisional cost limit the area occupied by internal circulation space and internal walls and partitions represents, on average, an addition of 15 per cent to the net floor area of the basic and additional accommodation.

DEPARTMENTAL COST ALLOWANCES

1. Basic accommodation

Functional unit—a meal, in accordance with the definition of meals below:

Meals for this purpose are the maximum number of mid-day meals required for staff, excluding staff on night duty and making allowance for a proportion of staff being on leave or off duty:

For the first 125 meals—
allow £7,700

For every additional meal—
allow £36 10s. 0d.

2. Additional accommodation

Cost of additional accommodation—
allow £5 2s. 0d. per square foot.

Note: Engineering

The following engineering services are included in items (1) and (2) above and account for approximately 29-35 per cent of the total cost of basic accommodation, and approximately 17 per cent of the total cost of additional accommodation:

Space heating and ventilation; steam and condense; gas.

Hot, cold and drinking water.

Lighting, power including fittings, clocks and fire alarm system.

Equipment comprising service counter, grill and toaster, tea and coffee set, refrigerator and dish-washing machine; fire fighting equipment.

Hospital Building Note No. 2

Appendix E

Intensive Therapy Unit

Hospital Building Note No. 27

The scales of accommodation and related costing are applicable to an intensive therapy unit for eight patients in a district general hospital.

A. Basic accommodation

(*a*) *Patient areas*
- (i) Single rooms
- (ii) Multiple-bed areas

(*b*) *Staff base*
(*c*) *Clean utility area*
(*d*) *Sister's room*
(*e*) *Staff lounge/beverage bay*
(*f*) *Equipment store*
(*g*) *Dirty utility/sluice room*
(*h*) *Laboratory*
(*i*) *Doctor's room/overnight stay*
(*j*) *Store for linen trolleys*
(*k*) *Staff lavatory and cloakroom*
- (i) Shower, w.c., basin
- (ii) Cloakroom

(*l*) *Gowning area and entrance to unit*
(*m*) *Relatives' room*
(*n*) *Cleaners' room*
(*o*) *Switchgear room*

B. Additional accommodation

None

C. Circulation space

For the purpose of preliminary planning the area occupied by internal circulation space and internal walls and partitions represents, on average, an addition of 35% to the net floor area of basic accommodation.

D. Communications

(*a*) *Plant room*
(*b*) *Workshop for the repair and maintenance of equipment*

DEPARTMENTAL COST ALLOWANCES

For cost control purposes the lump sum Cost Guide Figure for the unit shown in the Departmental Cost and Area Guide (Hospital Building Procedure Note No. 6) will be applicable.

The basic accommodation cost used in determining this figure is as follows:

1. Basic accommodation

For an intensive therapy unit for eight patients £34,300

2. NOTES

(i) The cost quoted in this Appendix is based, as far as possible, on the price level of "departmental cost allowances" as contained in other Hospital Building Notes.

(ii) The costing quoted above excludes plant space (other than switchgear room) which should be treated as "communications". For guidance purposes the recommended area for a plant room would be 110 square feet (10m^2) gross, i.e. including circulation space to provide access etc.

(iii) The plant room area quoted above would be suitable for a single department scheme but in a multi-departmental development where centralisation of plant space might be possible some reduction in area should be achieved.

(iv) *Engineering*

The following engineering services are included in 1 above and account for up to 31% of the total cost.

(*a*) *Mechanical services*

Heating—Low pressure hot water flush fitting radiators supplemented by non-luminous electric heaters in staff base and relatives' room.

Ventilation—Plenum, filtered warm air supply to and extract from single-bed wards and staff lavatories. Mechanical extract only from dirty utility/sluice room.

Hot and cold water services—From central supply. *Not* including calorifiers and storage tanks.

Piped oxygen, medical vacuum—Twin outlets from external supply. Not including plant.

Steam and condensate—From steam main. Condensate to main condensate drain.

Town gas—From central supply.

Mechanical equipment (Group I and IIA) includes—Bed-pan washer and disinfector and bed-pan cabinet.

Fire fighting equipment.

(*b*) *Electrical services*

Lighting (including fittings), socket outlets, all equipment wiring, wiring for mechanical services, standby wiring, departmental switchgear, distribution and sub-mains.

Patient/nurse alarm system.

Clocks, telephones, fire alarms.

Conduit for monitoring equipment leads.

(*c*) *Electrical equipment* (*Group I and IIA*).

Hospital Building Note No. 2

Appendix E

Ward Units

Hospital Building Note No. 4 (Revised 1968)

The scales of accommodation and related costing are applicable to acute medical and surgical wards for a general hospital.

A. Basic accommodation

(*a*) *Wards*
- (i) Single-bed rooms
- (ii) Multi-bed area

(*b*) *Day spaces*

(*c*) *Patients' sanitary facilities*
- (i) Bathroom, large
- (ii) Bathroom, small
- (iii) Showers
- (iv) Washing cubicles
- (v) W.c's

(*d*) *Staff base*

(*e*) *Clean supplies*
- (i) Clean utility
- (ii) Linen storage
- (iii) General storage

(*f*) *Treatment room*

(*g*) *Dirty utility/sluice/test room*

(*h*) *Cleaning*
- (i) Cleaners' room

(*i*) *Flower bay or area*

(*j*) *Catering*
- (i) Pantry: conventional service by ward staff
- (ii) Pantry: conventional service by catering staff
- (iii) Pantry: centralised tray service
- (iv) Finishing kitchen
- (v) Beverage point

(*k*) *Sister's office*

(*l*) *Doctor's office*

(*o*) *Staff cloaks*

(*p*) *Patients' relatives' room*

(*q*) *Visitors' waiting area*

(*r*) *Wheelchair park*

(*s*) *Switchgear room*

B. Additional accommodation

(*h*) (ii) *Ward furniture cleaning room*

(*m*) *Seminar and demonstration room*

(*n*) *Nursing, lay and domestic administrators' office(s)*

Circulation space

For the purpose of preliminary planning the area occupied by internal circulation space and internal walls and partitions represents, on average, an addition of 35 per cent to the net floor area of basic and additional accommodation.

DEPARTMENTAL COST ALLOWANCES

For cost control purposes the lump sum Cost Guide Figure for the various numbers of functional units shown in the Departmental Cost and Area Guide (Hospital Building Procedure Note No. 6) will be applicable.

The basic and additional accommodation costs used in determining these figures are as follows:

1. Basic accommodation

Functional unit—the bed

	£
30 Bed ward unit	59,300
60 ,, ,, ,, ...	113,300
120 ,, ,, ,, ...	226,600
240 ,, ,, ,, ...	453,200
360 ,, ,, ,, ...	679,800
480 ,, ,, ,, ...	906,400
600 ,, ,, ,, ...	1,133,000
720 ,, ,, ,, ...	1,359,600

2. Additional accommodation

	per sq. ft. £	s.	d.
Nursing, lay and domestic administrators' offices	5	6	0
Ward furniture cleaning room ..	5	14	0
Seminar and demonstration room	6	8	0

NOTES:

(i) The costs quoted in this Appendix are based, as far as possible, on the price level of " departmental cost allowances " as contained in other Hospital Building Notes.

(ii) For guidance purposes the recommended area for a plant room to serve a 60 bed ward unit should be 300 sq. ft. gross.

(iii) The plant room area quoted above would be suitable for a single department scheme but in a multi-departmental development some reduction in area should be possible.

(iv) *Engineering*

The following engineering services are included in 1 and 2 above and account for:

up to 34 per cent of the total cost of basic accommodation; and up to 24 per cent of additional accommodation.

(*a*) Mechanical services:

Heating.—Low pressure hot water radiator system supplemented by electric heating in day spaces and nurses' stations.

Ventilation.—Plenum filtered warm air supply and mechanical extract from treatment rooms, isolation rooms, dirty utility/sluice rooms and patients' sanitary facilities and mechanical extract from ward kitchens.

Hot and cold water services.—From central supply. *Not* including calorifiers and storage tanks.

Piped oxygen, medical vacuum.—Twin outlets from external supply. Not including plant.

Steam and condensate.—From steam main. Condensate to main condensate drain.

Fire protection.—Supply from rising main to hose reel points.

(*b*) Electrical services:

Lighting (including fittings), socket outlets, all Group I and IIA equipment wiring, stand-by wiring, distribution and sub-mains, TV wiring within department.

Nurse/patient call system (non-auditory).

Clocks, telephones, fire alarms, staff call, radio as extension of hospital systems.

(*c*) Equipment:

Electrical fires, catering equipment, bed-head units, toilet incinerators, bed-pan washers and heaters, lotion warming cupboards.